

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0028 3rd & Colorado

P. C. DATE: 05/08/12

ADDRESS: 311 Colorado, 301 Colorado St.
& 114 W. 3rd St.

AREA: 0.6759 acres

APPLICANT: S/H Austin Partnership
(John Beauchamp)

AGENT: Winstead, PC.
(Michele Haussmann)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewer's
No

HILL COUNTRY ROADWAY:

comments and Restrictive Covenant.

WATERSHED: Town Lake

DESIRED DEVELOPMENT

ZONE: Yes

ZONING FROM: CBD-CURE – Central Business District – Central Urban
Redevelopment District .

ZONING TO: CBD-CURE - Central Business District – Central Urban Redevelopment
District.

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CURE: Central Business District – Central Urban Redevelopment District – with the applicant amending the current Restrictive Covenant under case number C14-2008-0159(RCA). The CURE overlay would allow a floor to area ratio of 15-1 and to modify Section 9.3.0, #3, "Loading" of the Transportation Criteria Manual to allow for maneuvering in the public right-of-way within the alley located between West 4th Street and West 3rd Street adjacent to the property.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CBD-CURE-CO with added conditions of:

- Recommend a private restrictive covenant before 3rd reading;
- Require that it be a 3-Star Green Building;
- Applicant perform a TIA and carry out the requirements;

Motion made by Commissioner Richard Hatfield, Commissioner Dave Anderson seconded the motion on a vote of 9-0.

DEPARTMENT COMMENTS:

The subject property is currently developed with a surface parking lot. This property was granted Central Business District, Central Urban Redevelopment District (CBD-CURE) combining district zoning with case number C14-2008-0159. The ordinance for this property which granted the additional floor-to-area-ratio was written for a hotel use only. The applicant has indicated that the property now has prospective buyer that wants to develop the property as an office building and needs additional floor to area ratio to achieve the desired height. In addition to the ordinance for this property, there was a Restrictive Covenant that was executed that had additional conditions for the development of the property as a hotel. The applicant is requesting to modify the Restrictive Covenant to more accurately reflect the future use of the property as an office building. This request is similar to other requests in the Central Business District to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical development. The applicant is proposing an office building with some mixed use on the ground floor. This site is located within the "desired development zone" where development is encouraged to locate. This case was heard by the Downtown Commission on April 18th and the Commission made no recommendation on the project. This case was heard by the Design Commission on April 23rd and the Commission recommended approval of the request with conditions.

BASIS FOR RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Granting the "CURE" overlay would be in keeping with recent requests for the "CURE" overlay in the Central Business District.

2. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting the "CURE" overlay would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD-CURE-CO	Restaurant / Parking Lot
NORTH	CBD	Restaurant
SOUTH	CBD	Parking Lot
EAST	CBD	Parking Lot
WEST	CBD	Restaurant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0143	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-2008-0144	From CBD-CURE to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-00-2208	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 6-1-1]	Approved CBD-CURE [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School, O' Henry Middle School, Austin High School

SITE PLAN:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps there is no flood plain within the project area.
5. No trees are located on this property. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to submit a limited TIA at time of site plan. If the zoning is granted then following should be met:

- Developer agrees to maintain off-street loading and unloading facilities for service and delivery vehicles in the existing alley and prohibiting facilities from 3rd and Colorado.
- Applicant will coordinate with the City of Austin on public parking opportunities as part of its site plan for a downtown way-finding system initiative.
- Developer will coordinate with the city to address issues such as valet parking adjacent to the site.
- Developer shall provide an access study at the time of site plan application including information on loading and trash collection internal to the site and any on-street parking adjacent to the site.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Colorado St	85'	57'	Arterial	Yes	Yes	Yes
3rd Street	80'	57	Collector	No	No	Yes

CITY COUNCIL DATE: June 7th, 2012

ACTION:


ORDINANCE READINGS: 1ST 2ND 3RD


ORDINANCE NUMBER:


CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us


PHONE: 974-7691





 SUBJECT TRACT

 PENDING CASE

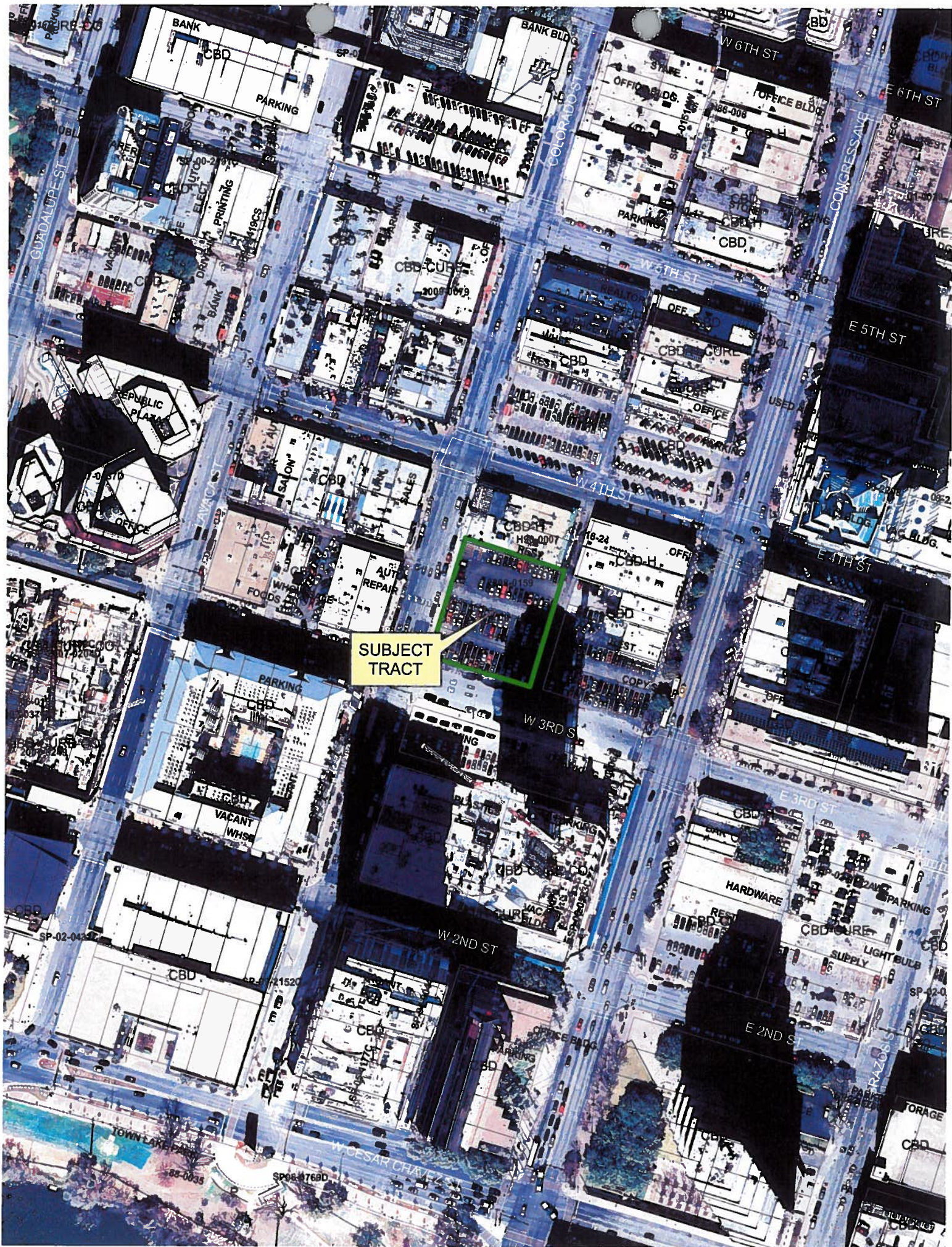
 ZONING BOUNDARY

ZONING CASE
C14-2012-0028

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0028

Contact: Clark Patterson, (512) 974-7691

Public Hearing: May 8, 2012, Planning Commission

June 7, 2012, City Council

Michael Givard

Your Name (please print)

IMPERIA-310 COLORADO STREET

Your address(es) affected by this application

4/30/12

Date

[Signature]

Signature

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0028

Contact: Clark Patterson, (512) 974-7691

Public Hearing: May 8, 2012, Planning Commission

June 7, 2012, City Council

Michael Givard
Your Name (please print)

☒ I am in favor
☐ I object

ten Oak 409 Colorado St.

Your address(es) affected by this application

[Signature]
Signature

4/26/12
Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0028

Contact: Clark Patterson, (512) 974-7691

Public Hearing: May 8, 2012, Planning Commission

June 7, 2012, City Council

Michael Girard

Your Name (please print)

☒ I am in favor
☐ I object

SPEAKERS ADDRESS

Your address(es) affected by this application

4/30/12

Date

Signature

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

401 Congress Avenue
Suite 2100
Austin, Texas 78701

512.370.2800 OFFICE
512.370.2850 FAX
winstead.com

direct dial: (512) 370-2820
mhaussmann@winstead.com

March 12, 2012

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 3rd and Colorado - Rezoning and Restrictive Covenant Amendment Applications for a 0.6759 acre piece of property located at 311 Colorado, 301 Colorado and 114 W. 3rd Street (the "Property"); Proposed Rezoning from CBD-CURE Zoning to CBD-CURE Zoning

Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed zoning and restrictive covenant amendment application packages. The project is titled 3rd and Colorado. The requested rezoning is from CBD-CURE, Central Business District-Central Urban Redevelopment District, zoning to CBD-CURE, Central Business District-Central Urban Redevelopment District, zoning. The Property is currently developed as a surface parking lot. The owner intends to develop the Property with an office building. The purposes of the rezoning and restrictive covenant amendment are stated below.

The Property was rezoned in 2009 to amend the base zoning district from CBD to CBD-CURE. The purpose of the rezoning was to allow for a hotel use with a floor-to-area ratio (FAR) of 12.0 to 1.0. The City Council unanimously approved the rezoning. The Zoning Ordinance (20090402-04), Public Restrictive Covenant (Document Number 2009063957), and City Council staff report are enclosed for your review.

The Traffic Impact Analysis (TIA) has been waived as part of the zoning process and was deferred to the site plan review process as indicated in the attached TIA waiver executed by Joe Almazan dated February 27, 2012.

March 12, 2012
Page 2

The City Code modifications to be included in the proposed CBD-CURE Zoning District are as follows:

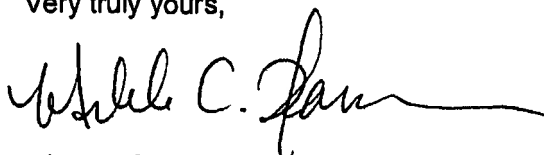
1. Office use:
 - FAR of 15:1
 - Modify Section 25-6-592, B(2) and C(2) of the Austin City Code to allow for loading and unloading within the alley located between Congress and Colorado adjacent to the property.

The proposed amendments to the Restrictive Covenant, Document Number 2009063957, are as follows:

1. Delete the requirement to cost participate for traffic improvements. City Staff will review a Traffic Impact Analysis as part of the site plan process.
2. Permit above-ground parking structures for the office use.
3. Delete the requirement for sound mitigation for a hotel use. The proposed use is office.
4. Delete the requirement to provide balconies on the second floor. The proposed use is office.
5. Delete the requirement to provide vehicle drop-off area with a porte-cochere. The proposed use is office.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Michele C. Haussmann
Director of Planning & Development

Enclosures

cc: Jerry Rusthoven, Neighborhood Planning and Zoning Department (via hand delivery with enclosures)
Clark Patterson, Neighborhood Planning and Zoning Department (via hand delivery with enclosures)
Tim Hendricks, Senior Vice President, Cousins Properties (via electronic mail without enclosures)
Steve Drenner, Firm (without enclosures)

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0159

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code for the property locally known 301 Colorado St and 114 W 3rd St

CONDITIONS MET AS FOLLOWS: Conditional overlay and restrictive covenant incorporates the conditions imposed by Council on first ordinance reading.

APPLICANT: S/H Austin Partnership

AGENT: Steve Drenner, Drenner & Golden Etc. LLP

FIRST READING/VOTE:

Approved on first reading the Planning Commission's recommendation of CBD-CURE-CO zoning with a conditional overlay that will apply only to a hotel/motel use exceeding an 8:1 floor to area ratio. The conditional overlay limit the traffic on 2,860 vehicle trips per day and allow loading facilities on the 3rd & 4th St alleys, and allow an FAR of 12:1. The restrictive covenant, which also applies only to a hotel use over 8:1 FAR requires Great Street construction, cooperation and cost participation with the Public Works or Transportation Departments on street improvements, LEED certification, an access study reviewed by WPDR including loading and trash collection facilities, sound mitigation in construction of hotel, and a requirement that balconies be constructed on the second floor if allowed by the City and a drop off with porte cochere is required on Colorado St.

Vote: 7-0

ORDINANCE READINGS: 1st 3/26/2009 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7619

E-MAIL: clark.patterson@ci.austin.ci.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0159 3rd & Colorado Hotel

P.C. DATE: 11-25-2008, 12-09-2008
01-13-2009, 01-27-2009

ADDRESS: 311 Colorado, 301 Colorado St.
& 114 W. 3rd St.

AREA: 0.6759 acres

APPLICANT: S/H Austin Partnership
(John Beauchamp)

AGENT: Drenner & Golden Stuart Wolff, LLP.
(Michele Haussmann)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewer's
comments and Restrictive Covenant.

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CBD – Central Business District

ZONING TO: CBD-CURE – Central Business District – Central Urban Redevelopment District.

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CURE-CO: Central Business District – Central Urban Redevelopment District – Conditional Overlay with the applicant entering into a Restrictive Covenant that is outlined below. The CURE overlay would allow a floor to area ratio of 12-1. The Conditional Overlay would limit the vehicle trips to less than 2,860 per day.

The Restrictive Covenant would have five parts - 1. That the applicant participate in the City of Austin Great Streets program for any new development on the property. 2. That the applicant submit an Access Study to the Transportation Review Section of Watershed Protection & Development Review Department for any proposed project on the property. 3. That the applicant submit information on loading and trash collection operations for any proposed project on the property. 4. That the applicant agrees to cost participate for traffic improvements identified by Public Works Department during the site plan review process and 5. That the applicant have no "on street" parking adjacent to the site.

BASIS FOR RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Granting the "CURE" overlay would be in keeping with recent requests for the "CURE" overlay in the Central Business District.

2. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting the "CURE" overlay would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development.

DEPARTMENT COMMENTS:

This request is similar to other requests in the Central Business District to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical development. The applicant is proposing a hotel with some mixed use on the ground floor. This site is located within the "desired development zone" where development is encouraged to locate. This case was heard by the Downtown Commission on November 19th and the Commission recommended approval of the request. This case was heard by the Design Commission on November 25th and the Commission recommended approval of the request.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CBD-CURE; was approved with conditions by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Clint Small left the meeting early.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD	Restaurant / Parking Lot
NORTH	CBD	Restaurant
SOUTH	CBD	Parking Lot
EAST	CBD	Parking Lot
WEST	CBD	Restaurant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0143	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-2008-0144	From CBD-CURE to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-00-2208	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 6-1-1]	Approved CBD-CURE [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
O' Henry Middle School
Austin High School

SITE PLAN:

1. Site plans will be required for any new development other than single-family or duplex residential.
2. This site is located in the [Desired Development Zone]. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date of [???]. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted then following should be met:

3. Development should be limited through a conditional overlay to less than 2,860 vehicle trips per day.
4. Developer agrees to cost participate in transportation improvements identified by Department of Public Works during site plan phase.
5. Developer shall provide an access study at the time of site plan application including information on loading and trash collection internal to the site and any on-street parking adjacent to the site.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Colorado St	85'	57'	Arterial	Yes	Yes	Yes
3rd Street	80'	57	Collector	No	No	Yes

CITY COUNCIL DATE: February 26th, 2009

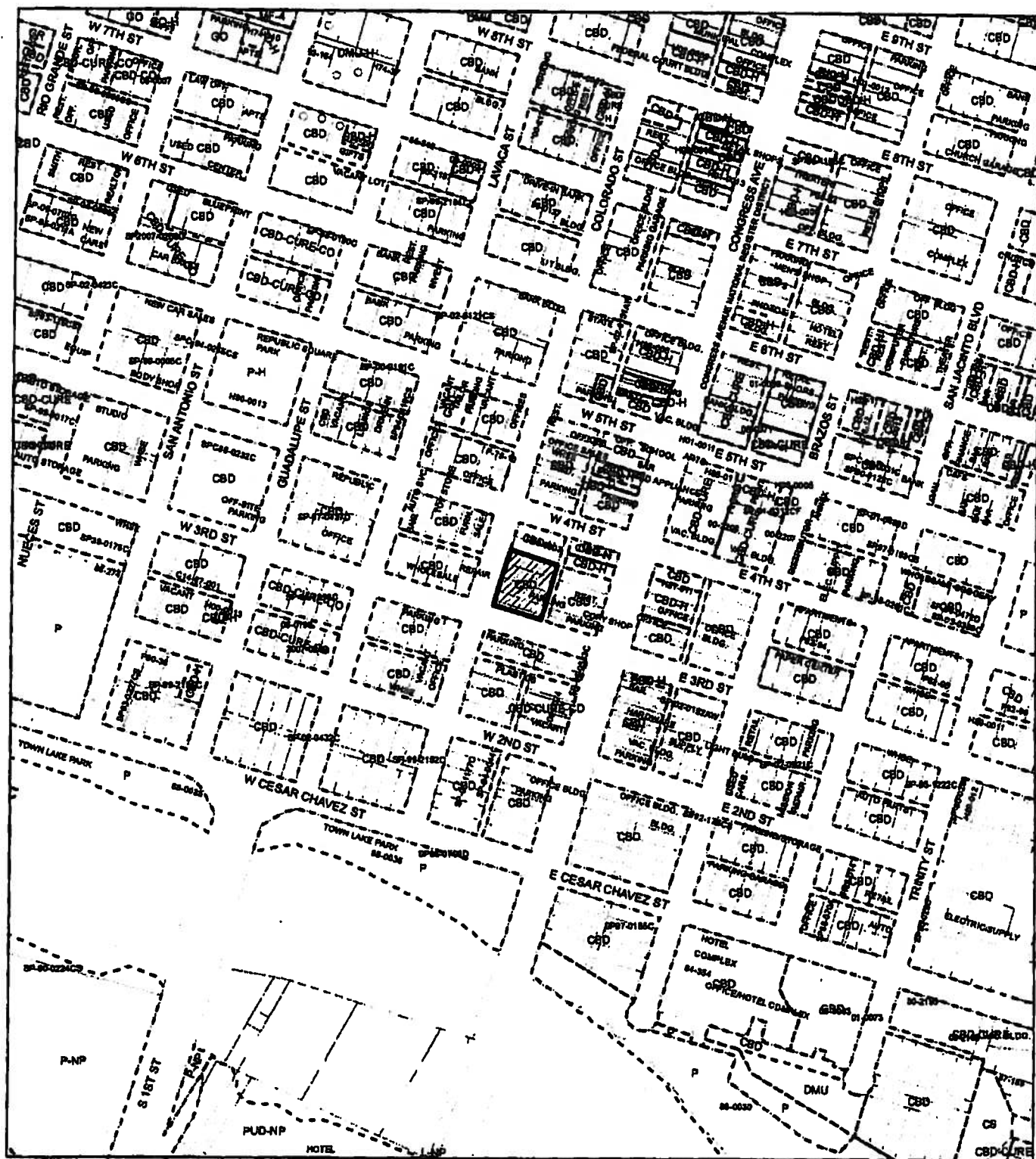
ACTION: This item was postponed to March 26, 2009 at the applicant's request on consent on Council Member Morrison's motion, Council Member Cole's second on a 6-0 vote. Mayor Wynn was off the dais.

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**




CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691





1" = 400'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2008-0159
ADDRESS: 311 COLORADO ST
SUBJECT AREA: 0.6759 ACRES
GRID: J22
MANAGER: C. PATTERSON



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MEMORANDUM

TO: Dave Sullivan, Chair, Planning Commission

FROM: Michael Knox, Staff Liaison
Downtown Commission

DATE: November 25, 2008

RE: 311 Colorado and 114 W. 3rd
Proposed Rezoning to CBD-CURE with 12:1 FAR
Case No. C14-2008-0159

At their Wednesday, November 19, 2008 meeting, the Downtown Commission voted to support the zoning change by a 9-0-2 vote, with Commission Members Lanier and Weiss abstaining, Commission Member Dealey off the dais, and Commission Members Garza and Schorre absent.



Michael Knox, Staff Liaison
Downtown Commission

cc: Clark Patterson, Neighborhood Planning and Zoning Department
Michele Haussmann, Drenner & Golden Stuart Wolff, LLP

ORDINANCE NO. 20090402-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 311 COLORADO STREET, 301 COLORADO STREET AND 114 WEST 3RD STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0159, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9, 10, 11, and 12, Block 29, Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 311 Colorado Street, 301 Colorado Street, and 114 West 3rd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

For a hotel-motel use:

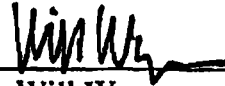
- A. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.
- B. If the F.A.R. exceeds 8.0 to 1.0:
 - 1) Section 25-6-592 (C) (2) (*Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) Zoning District*) is modified to allow loading and unloading for service deliveries in the existing alley connecting West 3rd Street and West 4th Street that is adjacent to the Property.

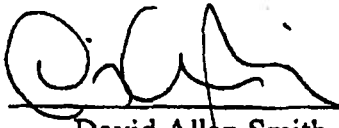
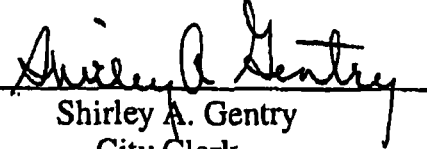
- 2) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,860 trips per day.

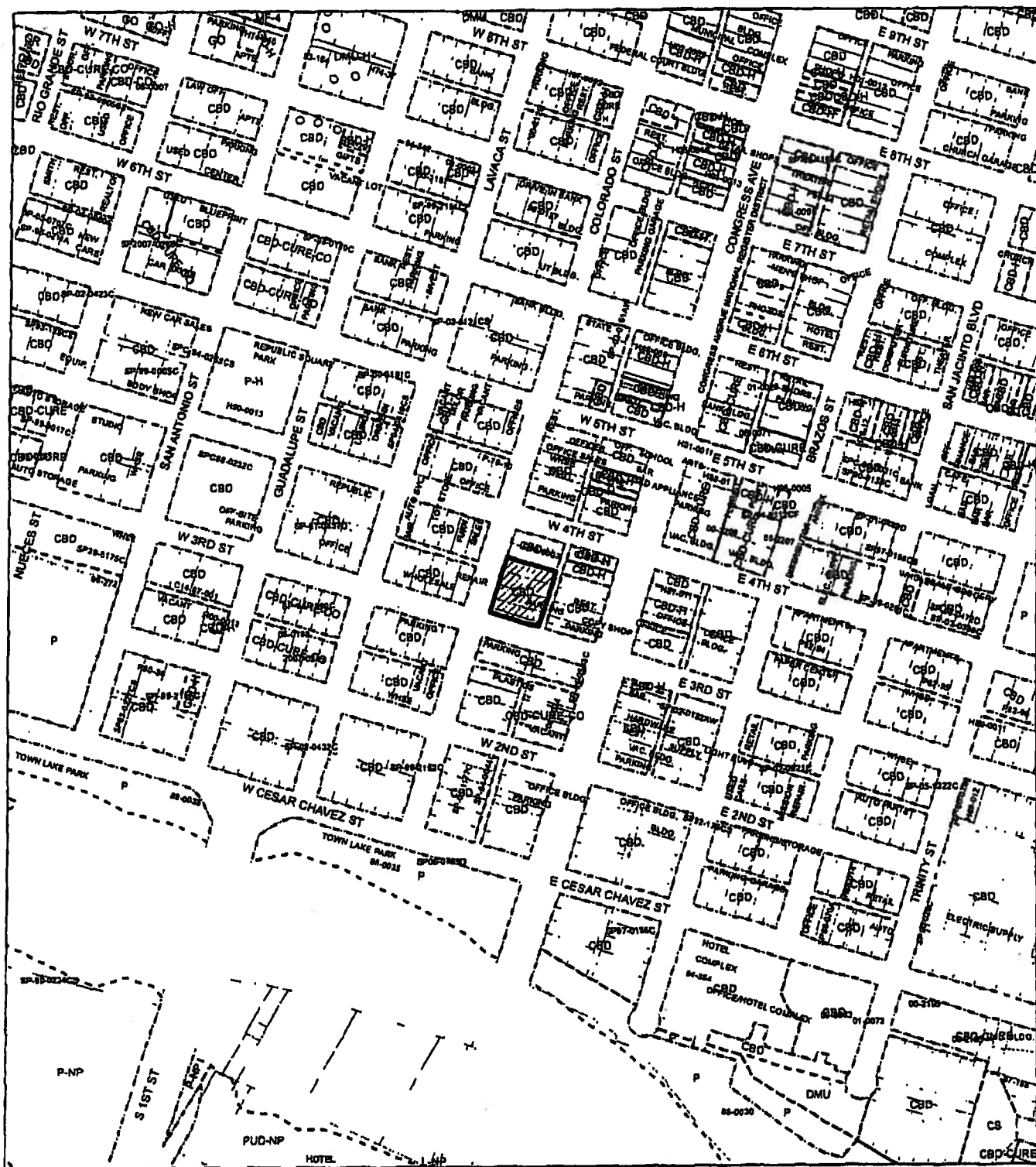
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on April 13, 2009.

PASSED AND APPROVED




_____, April 2, 2009 §
 §
 § _____ 
 Will Wynn
 Mayor

APPROVED:  **ATTEST:** 
 David Allan Smith
 City Attorney Shirley A. Gentry
 City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0159
 ADDRESS: 311 COLORADO ST
 SUBJECT AREA: 0.6759 ACRES
 GRID: J22
 MANAGER: C. PATTERSON



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.